

# BOWEN

PROPERTY SINCE 1862



Auction Price Guide £85,000

6 Birch Terrace, Llangollen LL20 8LW

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🛏 1 Bedroom

🚿 1 Bathroom

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## General Remarks

**For sale by Public Auction on the 26th June 2025 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.**

This one bedroom Grade II Listed semi-detached cottage is in need of modernisation so the new owners have the opportunity to really put their own stamp on the living accommodation. The property benefits from having a cellar, which could potentially be converted to form part of the main living space, subject to the necessary consents. Internally the property briefly comprises a lounge diner with a wood-burner, kitchen, landing, double bedroom and bathroom with feature exposed slate wall.

## Accommodation

### On The Ground Floor:

**Lounge Diner:** 16' 3" x 11' 6" (4.96m x 3.51m) Wooden glazed door to the front elevation. Wooden sash window to the front elevation. Two radiators. Fire recess with wood-burner.

**Kitchen:** 15' 6" x 5' 11" (4.73m x 1.81m) maximum. Wooden framed window to the side elevation. Wall and base units with complementary wooden work-tops. Gas point for cooker. Cooker hood. Belfast sink with mixer tap. Plumbing for washing machine. Wall tiling. Wood-effect flooring. Radiator. Beamed ceiling. "Worcester" boiler.

### On The First Floor:

**Landing:** Exposed wooden floorboards.

**Bedroom:** 16' 9" x 11' 7" (5.10m x 3.52m) Wooden framed sash window to the front elevation. Radiator. Exposed wooden floorboards. Airing cupboard.

**Bathroom:** 8' 4" x 7' 3" (2.53m x 2.22m) Wooden glazed window to the side elevation. Three piece white suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Exposed wooden floorboards. Feature slate wall.

**Cellar:** 16' 7" x 10' 6" (5.05m x 3.21m) The Cellar is currently accessed via an external flight of stairs to the side of the property.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 37|F.

**Council Tax Band:** The property is valued in Band "B".

**Method of Sale:** The property will be offered for sale by public auction on Thursday the 26th June 2025 at The Lion Quays Resort, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

**Buyer's Premium:** Please note that the purchaser will be responsible for paying a buyer's premium in addition to the purchase price set at £3,300 inclusive of VAT. For further details on fees payable, please consult the legal pack.



**Solicitor:** Barry Ashton, Solicitor of 21 Bridge Street, Llangollen, LL20 8PF. Tel. 01978 861140.

**Directions:** From the Agents Llangollen Office proceed up Castle Street to the traffic lights, at which turn left onto the A5 in the direction of Chirk. Continue past the Fire Station on the left, after which bear right into Birch Hill. Continue up the hill and the property will be observed on the left-hand side of the road.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.